

Nature of the Request

This is a request to rezone approximately 7.8 acres from AG to PI to enable the applicant to construct a new Agricultural Educational Facility.

District Descriptions

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land.

The PI, Public and Institutional District is intended to accommodate mid-and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential.

Property Specifics

Applicant/property owner: NC State A & T University

Property location: Located on the south side of McConnell Road, approximately 270' east of Franklin Boulevard

Legal description: Being Guilford County Tax Parcel # 0114610 (pt.), Approximately 7.38 Ac

Zoning History of Denied Cases: None

Character of the Area

This request is within the NC State A & T Campus and Farm properties.

Existing Land Use(s) on the Property: Agricultural

Surrounding Uses:

North: Low Density Residential

South: NC A & T Farm

East: NC A & T Farm

West: NC A & T Farm

Historic Properties: There are no inventoried historical properties nearby. No cemeteries are shown to be on this property but efforts should be made to rule out the potential of unknown gravesites.

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: #14

Miles from Fire Station: Approximately .2 miles

Water and Sewer Services:

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Along McConnell Road, ADT 3700 (2009)

Proposed Improvements: None

Projected Traffic Generation: During events up to 550 trips per day

ENVIRONMENTAL ASSESSMENT

Topography: Nearly level, sloping

Regulated Floodplain/Wetlands: According to the FM3710788 FIRM Map, there is Zone AE 100 year floodplain exists upon the south side right corner of McConnell Road site.

Streams and Watershed: There is a perennial stream exists upon the south side left corner of McConnell Road site as per the USGS Topo Map; thus, 50'-0" of Jordan Lake Buffer from the top of bank shall be maintained. In addition, there are two existing ponds; therefore, 50'-0" of Jordan Lake Buffer from the top of bank shall be maintained at the perimeter of the existing ponds as well. The referenced property is inside the non-general watershed area: NPDES Phase II.

Land Use Analysis

Land Use Plan: Northeast Area Plan (Updated 2008)

Plan Recommendation: Mixed Use

Consistency: Mixed uses for this area could range from residential to education & research. This request is consistent with the intent of the Northeast Area Plan, compatible with the surrounding zoning and uses and in the public interest.

Staff Recommendation

Staff recommends approval. Approval of this request will permit the construction of an additional educational/research and training facility for the expanding A & T Campus